142.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	769,800	/	769,800
USE VALUE:	769,800	/	769,800
ASSESSED:	769,800	/	769,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARCHANT FREDERICK J
Owner 2:	RUBIN STEFI G
Owner 3:	
Street 1:	166 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	302,200	4,900	462,700	769,800
Total Card	0.121	302,200	4,900	462,700	769,800
Total Parcel	0.121	302,200	4,900	462,700	769,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.10 | /Parcel: 533.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91796
GIS Ref	
GIS Ref	
Insp Date	01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0004-0003.0 !11007!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,200	4900	5,280.	462,700	769,800	769,800	Year End Roll	12/18/2019
2019	101	FV	236,700	4900	5,280.	433,800	675,400	675,400	Year End Roll	1/3/2019
2018	101	FV	236,700	4900	5,280.	358,600	600,200	600,200	Year End Roll	12/20/2017
2017	101	FV	236,700	4900	5,280.	329,700	571,300	571,300	Year End Roll	1/3/2017
2016	101	FV	236,700	4900	5,280.	300,800	542,400	542,400	Year End	1/4/2016
2015	101	FV	223,400	4900	5,280.	295,000	523,300	523,300	Year End Roll	12/11/2014
2014	101	FV	223,400	4900	5,280.	274,200	502,500	502,500	Year End Roll	12/16/2013
2013	101	FV	223,400	4900	5,280.	260,900	489,200	489,200		12/13/2012

PRINT

Date	Time
12/11/20	01:13:35

LAST REV

Date	Time
01/25/18	18:44:48
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 11007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISHER MURIEL	26463-129		7/1/1996		233,000	No	No		Y

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2003	539	Redo Kit	20,000	C		G6	GR FY06	
8/24/1992	392	Manual	5,500					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Meas/Inspect	372	PATRIOT
11/10/2008	Meas/Inspect	189	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
12/15/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
4/17/1999	Measured	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	9									462,722						462,700	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	462,722	Spl Credit		Total: 462,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371204
Depreciation:	69044
Depreciated Total:	302160

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

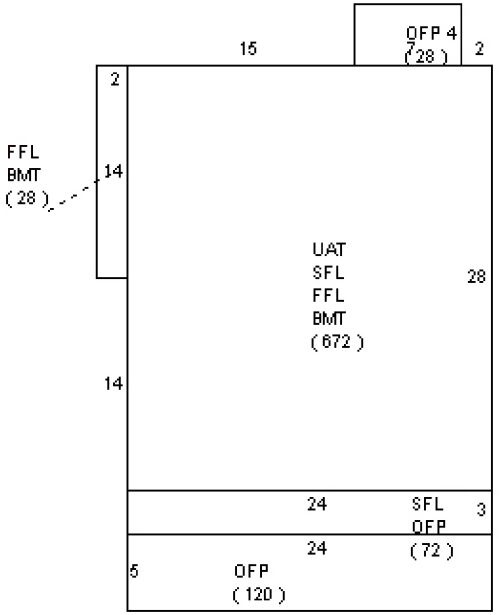
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	119.35
Final Total:	302200	Val/Su SzAd	209.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	744	171.990	127,961
BMT	Basement	700	51.600	36,118
FFL	First Floor	700	171.990	120,393
OFP	Open Porch	220	23.520	5,174
UAT	Upper Attic	168	68.800	11,558

Net Sketched Area:	2,532			Total:	301,204
Size Ad	1444	Gross Are	3036	FinArea	1444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X23	F	AV	1950	18.65	T	40	101			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900